

Brighton Historic Preservation Commission

Historic City Hall, 22 S. 4th Ave., 3rd Floor, Council Chambers
Brighton, CO 80601

Agenda

Date: March 13, 2014

6:00 p.m.



BRIGHTON HISTORIC PRESERVATION COMMISSION

500 S. 4TH Avenue
Brighton, CO 80601
303-655-2042

sjohnson@brightonco.gov

Chairperson:

Joseph Burt

Vice –Chair:

Kevin Dunham

Treasurer/Secretary:

Allison Lockwood

Commissioners:

Danielle Henninger

Patricia Reither

Albin Wagner

City Council

Representatives:

Ken Kreutzer

Kirby Wallin – Alternate

Emeritus

Youth Commission

Representative:

Austin Bargmann

Alternate:

Ken Mitchell

Lynette Marrs

City Admin. Assistant:

Sheryl Johnson

City Staff:

Aja Tibbs

- | | |
|---|---|
| I. CALL TO ORDER / PLEDGE OF ALLEGIANCE | Joseph Burt |
| II. ROLL CALL | Sheryl Johnson |
| III. SEATING OF ALTERNATES | Joseph Burt |
| IV. APPROVAL OF AGENDA | Joseph Burt |
| V. APPROVAL OF MINUTES FOR FEBRUARY 13, 2014 | Joseph Burt |
| VI. PUBLIC COMMENT
Public invited to be heard on matters not on the agenda (Limited to 5 minutes) | |
| VII. PUBLIC HEARING
Old Senior Center | Joseph Burt |
| VIII. REPORTS / PRESENTATIONS
Downtown Partnership | Gary Montoya |
| <u>Staff:</u>
Report from Aja | Aja Tibbs |
| <u>Committees:</u> | |
| IX. UNFINISHED BUSINESS
Event Planning
2014 Finances | Danielle Henninger
Allison Lockwood |
| X. NEW BUSINESS
Goal Setting Session
Letter of Support – Bromley Farm Phase 1 Interior
Japanese American Newspaper Archival | Aja Tibbs
Joseph Burt
Joseph Burt |
| XI. ADDITIONAL COMMENTS | |
| XII. ADJOURNMENT | |
| XIII. ANNOUNCEMENTS | |

NEXT MEETING

April 10, 2014



500 S. 4th Avenue, Brighton, CO 80601

MINUTES of the Brighton Historic Preservation Commission meeting for the City of Brighton, Adams County, Colorado held in the Council Chambers and Heritage Training Room at City Hall at 22 South 4th Avenue, 3rd Floor, Brighton, Colorado.

DATE: February 13, 2014

Call to Order/Pledge of Allegiance: Chair Joseph Burt called the meeting to order at 6:00 p.m.

Roll Call/Establish Quorum: Commissioners Present: Joseph Burt, Kevin Dunham, Danielle Henninger, Allison Lockwood, Lynette Marrs, Albin Wagner and Ken Kreutzer

Commissioners Absent: (Excused) Patricia Reither **(Unexcused)** Ken Mitchell

Staff Present: Sheryl Johnson & Aja Tibbs

Others Present: Dan Corson & members of the public

Seating of Alternate:

Motion to seat the alternates by Kevin. Second by Allison. Motion Carries.

Approval of Agenda:

Approved as written

Approval of Minutes for December 12, 2013:

Motion to approve the Minutes of January 9, 2014 by Albin. Second by Danielle. Motion Carries.

Public Comment:

None

Public Hearing:

The Public Hearing was opened at 6:05 p.m. by Chairman Joseph Burt for a review and to make a recommendation to the City Council for the nomination of a local designation of the Old Senior Center located at 575 Bush Street for a Historic Landmark. Chairman Burt asked if the Public Hearing had been posted. Ms. Tibbs responded that it had been posted in the Brighton Standard Blade on January 29, 2014 and at the property at least 15 days prior. No public inquiries or input was received. Ms. Tibbs presented information on the property as follows. The owner of the property is the City of Brighton. The Historic Landmark designation must meet at least one criterion in each category. The 3 categories are: Architectural, Social & Historic and Geographic & Environmental. The building was built in 1919 being constructed of red pressed brick and later stucco was added to cover the above-ground foundation. The building had a flat roof with at least 2 different parapet styles throughout the years. The architect for the building was William Redding. The building was first used as city offices for the Mayor and City Clerk with an assembly hall for public and council meetings. There were living quarters for the pump man with the Water Department being located in the basement. The basement walls were 18 feet tall to accommodate the boiler, pump, coal rooms and miscellaneous machinery. There were several wells on the property and the water was pumped into the water tower. The original building cost was \$16,922 to construct and the water tower was \$3,600. Over the years, additions and renovations have been made to the original site to address the different needs and uses of the property. The building has had 95 years of public use. It has also been used as a public library and a senior center. The building is currently vacant but has been used by the Youth Commission for various events. Daniel Carmichael donated the water wells on the property, which contributed to the Brighton Water and Electric Company which he established in 1891. In 1993, the water tower was removed for safety concerns and to make a bigger parking lot for the Senior Center. When the addition to the east was added on, the existing walls remained intact and preserved. The building meets the criteria as specified from each of the categories.

The public was given the opportunity to comment.

Keenan Kitzman, 68 South 6th Avenue, Brighton, CO – Mr. Kitzman wanted to know if the building was designated a historic landmark, if the Youth Commission would continue to use. Chairman Burt responded that the City would determine the use of the building at a later date. Mr. Kitzman stated that he opposed the late night encounters at the building and just wanted to express his concern.

Rebecca Anderson, 76 6th Avenue, Brighton, CO – Ms. Anderson stated that she came to express her concerns about the use of the building and wanted to have input into the uses. Ms. Anderson stated that the sign that was posted on the property was incorrect and that it had directed people to attend this public hearing at City Hall located at 500 South 4th Avenue. Ms. Anderson said she had concerns with the Youth Commission using the building. She liked the idea of it being a landmark. She expressed her concern about the property being monitored for safety within the neighborhood. Ms. Anderson stated that she could not find accurate information and that the signage had not even been properly posted. Chairman Burt responded that the purpose of this hearing was for designation of a historic landmark and that uses would be determined later. Ms. Anderson would like to be able to take part in the discussions regarding the uses of the building. Ms. Anderson and Mr. Kitzman did not have any issues when the building was used by the seniors. Their biggest concern is that of security. Chairman Burt stated that other uses will be discussed with City Council for example play rehearsals. Additional public hearings regarding the use of the building will be posted at the property and in the newspaper. It was suggested that the public hearing should be continued at the next meeting.

At 6:40 p.m. Chairman Burt closed the Public Hearing.

Motion to continue the Public Hearing to the next meeting on March 13, 2014 and sufficiently notify the surrounding neighborhood by Ken. **Second** by Kevin. Albin suggested that an addition be made to the motion to include that the neighbors would receive a letter regarding the next public hearing and that the area would be all adjacent properties, including those across the street. Danielle suggested that the notification include that it is for designation and not what the property is to be used for.

The revised motion is that the Public Hearing will be continued to the next meeting on March 13, 2014 and that a letter will be sent out to the neighbors and the content of the letter will describe the purpose of the hearing to be for a historic landmark designation and will be held at Historic City Hall located at 22 South 4th Avenue, Brighton, CO and that the advertisement will also be corrected. Ken agreed to the revision of this motion.

Commission vote: 7 – 0, Motion Carries.

Motion to take a 10 minute break by Ken. **Second** by Allison. **Motion Carries.**

The meeting resumed at 7:05 p.m.

Reports / Presentations:

CLG Orientation – Dan Corson

Every 4 years we are suppose to be evaluated by the National Parks Service. Mr. Corson came to offer advice and let the Commission know what information is available to them. Prior to the meeting, Mr. Corson and Aja Tibbs went and viewed some of the properties that need to be surveyed in Brighton and he offered suggestions as to what should be on the website. Patrick Eidman is the State Historic Planner who was not able to attend this evening. A list serve has been created for member publications. There is a lot of information available on the website such as information for tax credits for rehabilitation especially now during the floods. There is information on new construction materials and State Historical Fund Emergency Grants. To get an emergency grant, a State Preservation Plan must be in place with the overall focus. There is a State Preservation Calendar on the website along with a summary of other preservation materials and brochures. There is also CLG Orientation handouts on the website. There are 117 local governments with preservation ordinances or zoning. There are 51 CLG's in Colorado with Leadville being the newest. City and County ordinances are on the website for comparison of the programs. The Preservation Act of 1966 was established to record buildings so that they could be identified and where they were located and how it would fit in with urban renewal. There are 34 square blocks in downtown Denver that are part of Urban Renewal. Three buildings have been saved and revitalized. The revitalization effort in LODO has been designated as a historic district and has helped to retain land value. The Interstate Highway Program condemned land along the I-70 route when it was being built and in some cases took 1/3 of some towns. Georgetown was saved. The National Register was set up for designation of historic properties as the effect of these activities. Eligibility requirements are in Section 106 as set up by the Advisory Council for Historic Preservation. It was also designed to survey the nation and establish a preservation plan. The Act of 1980 was to create local CLG's. As a CLG, we are required to fulfill contractual obligations criteria. This has to be done in order to maintain a qualified ordinance. The ordinance needs to be enforced by doing design reviews and designations. A system should be maintained for surveying and inventorying historic properties within the jurisdiction along with a priority list

and comments. Historic Properties should be considered for the National Register nomination and then to the State Register. The State fiscal year is July 1st to June 30th. Annual reports need to be sent the SHPO which are then sent to the National Parks Service. The annual reports include CLG grant information, minutes, public access of minutes, designation files, survey forms, training obligations which each member should attend at least one educational session each year or another Commission meeting, review of tax credits and CLG Grant information. The Office of Archaeology & Historic Preservation (OAHP) offers more CLG money and is more aggressive than other states. Local designations may be eligible for tax credits. It is good to invite property owners to be part of the local designations.

Staff: Aja Tibbs

REFERRALS:

Section 106 Review

A submittal for a new AT&T Mobile Site was received which is to be located at the firehouse on Bridge Street and Firehouse Road. The buildings in this area are all from the 1970's or later. Staff responded to the request without comment on the proposal.

HISTORIC SITES:

Former Senior Center

This was discussed during the Public Hearing. The Public Hearing will be carried over the March 13th meeting. The recommendation to City Council is scheduled for March 18th but may need to be pushed back to April.

224 North Main Street – Silver State Cannery – AKA “The Silver Building”

A potential buyer called to see what it means to have a property on the watchlist as they may want to demolish the building. There is a garage and 2 smaller sheds on the property also. The property is not designated but the Commission does have authority to act to prevent the structure from being demolished. The potential buyer does not have a definite plan.

GRANTS & SURVEYS:

Resource Survey Progress Update

The first two surveys have been submitted to the State which is the Old Senior Center and the Pleasant Plains School. The rest of the surveys should be completed by mid April.

CLG Conference Grant

A scholarship of \$200 has been received from the OAHP for the Saving Places Conference.

CODE / REGULATIONS:

Commissioner Term Limitations

The term limits for the Professionals was presented to City Council at a Study Session. Staff is preparing the documentation for a code revision which will be reviewed at the City Council Meeting on March 4th. It will not be a public hearing.

PERMITS:

No demo permits to review

INTERNSHIPS:

University of Colorado & University of Northern Colorado

Aja has been in contact with Dr. Tom Noel at CU and has submitted information regarding the potential for a summer internship. They will advertise the position this spring. Contact has also been made with Dr. Joan Clinefelter at UNC and coordination is still in progress.

PROCESS ITEMS:

Historic Property Watchlist

Albin provided information regarding the historic properties along Main Street. Staff is still in the process of reviewing missing properties list. Some of them may be County addresses.

Website Updates

Information should be sent to Aja to be added to the website.

Ethics Policy – Sheryl Johnson

Everyone on the City Boards and Commissions need to complete the Ethics Policy form.

Committees:

No Reports

Unfinished Business:

None

New Business:**2014 Finances – Allison Lockwood**

The Commission would like to see a breakdown of the expenditures based on the descriptions of expenses that was established by the Commission.

Event Planning – Danielle Henninger

There are no dates available at the Armory in September. The October dates that are available are the 4th, 11th and 18th. The date of October 11th was chosen. The theme will be a 1950's. Marketing materials will be generated with sponsorship information so that it can get out to the public. Help is needed to make the event happen.

Additional Comments:

Lynette commented on the Saving Places Conference

Albin asked Mr. Corson about the attendance for the Saving Places Conference

Joseph mentioned the upcoming Goal Setting Session

Joseph discussed purchasing a scanner for the historic documents. Current cost for a scanner that would be needed is \$8,500 to \$11,000.

Danielle would like to discuss Facebook at the next meeting

Announcements:

None

Adjournment:

Motion to adjourn at 8:08 p.m. by Kevin. **Second** by Lynette. **All Commissioners in favor.**

Next Meeting: March 13, 2014 at 6:00 P.M. at Historic City Hall, 3rd Floor in the Council Chambers.

Submitted by,

Sheryl Johnson

PLANNING DIVISION STAFF REPORT

To:	Historic Preservation Commission
Reviewed By:	Jason Bradford, AICP, Planning Division Manager
Prepared By:	Aja Tibbs, Long Range & Historic Preservation Planner
Date Prepared:	February 27, 2014
Requested Action:	Review at a public hearing and make a recommendation to the City Council for the nomination of the 575 Bush Street as a Historic Landmark.

PURPOSE:

In order to proceed with the designation of this property as a historic landmark, the Brighton Historic Preservation Commission (BHPC) shall review the nomination and application for designation as a historic landmark, conduct a public hearing, and approve a nomination resolution.

BACKGROUND:

The BHPC submitted a nomination application for the former senior center, addressed as 575 Bush Street, as a historic landmark. The owner of the property is the City of Brighton, and they have consented to the nomination of the structure as a historic landmark.

This application was originally scheduled and published for review on February 13, 2014. At said hearing, the Commission was made aware that the sign posted on the property indicated that the hearing would be held at another location. Upon receiving this information the Commission continued the hearing to March 13, 2014, and requested that staff send additional written notice to the adjacent property owners in addition to correcting the property notice posting. Therefore, staff has revised the property posting (with the new date and correct address), published the second hearing date in the Brighton Standard Blade, and mailed a letter to the adjacent property owners describing the continuation and project review. A copy of the letter and mailing addresses has been attached for reference.

HISTORIC LANDMARK ELIGIBILITY:

An individual property may be designated as a historic landmark if it is at least fifty (50) years old and possesses historic and/or architectural significance. If the property is not at least fifty (50) years old, it must possess exceptional historic and/or architectural significance. The finding of historic and/or architectural significance requires that the property meets at least one (1) of the Eligibility Categories. To meet an Eligibility Category, at least one (1) of the criteria must be satisfied. In order to find that a property possesses exceptional historic and/or architectural significance, it must meet at least two (2) of the following Eligibility Categories:

- 1) Architectural Category: In order to be considered significant in the Architectural Category, at least one (1) of the following criteria must be met:

- a. exemplifies specific distinguishing characteristics of an architectural period or style; or
 - b. is an example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally or locally; or
 - c. demonstrates superior craftsmanship or high artistic value; or
 - d. contains elements of architectural design, detail, materials, construction or craftsmanship which represent a significant innovation; or
 - e. evidences a style particularly associated with the Brighton area.
- 2) Social and Historic Category: In order to be considered significant in the Social and Historic Category, at least one (1) of the following criteria must be met:
- a. is the site of an historic event that had an effect upon society; or
 - b. exemplifies cultural, political, economic or social heritage of the community; or
 - c. represents a built environment of a group of people in an era of history; or
 - d. has significant character, interest or value, as part of the development, heritage, or cultural characteristics of the City, State, or nation; or
 - e. has an association with a notable person(s) or the work of a notable person(s).
- 3) Geographic and Environmental Category: In order to be considered significant in the Geographic and Environmental Category, at least one (1) of the following criteria must be met:
- a. enhances a sense of identity of the community; or
 - b. by being part of, or related to, a square, park or other distinctive area which should be developed or preserved according to a plan based on an historic, cultural, or architectural motif; or
 - c. is unique in its location of singular physical characteristics; or
 - d. possesses unique and notable historic, cultural or architectural motifs; or
 - e. is an established and familiar mutual setting or visual feature of the community.

ARCHITECTURAL SUMMARY:

The building at 575 Bush Street was built in 1919. It was a south-facing, 1-story, 50' x 85' building, with the basement that was 1/2 underground and 1/2 above ground, and a lower level 19' x 50' section to the rear (north elevation). The building was constructed of red pressed brick and later stucco was added to cover the above-ground foundation. The building had a flat roof with at least two different parapet styles throughout the years (demonstrated in various historic photographs). The earliest style had a varied upper line giving the building a mission style appearance popular in Colorado between 1900-1930. The later version flattens out the roof in a more commercial style design. Other exterior ornamentation includes upper transom windows for all main floor windows, and upper and side transom windows along the front (south) door. All window frames are double hung 6/1 windows, have 6 sash transoms above, and a brick corbel base along each window frame. Also, a distinct projecting entablature wraps around the building at the roof line (below the parapet), and masonry ornamentation can be found in the parapet above the main entrance (south). A flight of cement steps led to the south entrance, and an outside entrance to the basement was located under the cement steps. The architect of the building was William Redding, who is a local architect from Denver known for his design of other buildings throughout Colorado and Wyoming. His firm, WM Redding & Son,

also designed the Hotel Boulderado, a mission style building in Boulder Colorado. Overall, design elements lead toward a classical revival style for commercial buildings, which was a popular for government buildings in the early 20th century. The original parapet lends to mission style influences which were perhaps a signature of Mr. Redding at the time.

The interior of the structure was created for many purposes. The front entrance contained public offices for the Mayor and City Clerk. The top half of the walls were painted white and the bottom half was painted pale green, with a rail board splitting the two shades. The woodwork throughout the building had a natural wood finish. In back of the offices was a 20' x 44' room that was used as an assembly hall for public and council meetings. Double windows were placed at each end of the room to insure the best light and ventilation. This room was also finished in white with pale green below the rail board. The floors were polished and matched to the buildings trim work. Behind the assembly hall space, four rooms and a bath were included to provide living quarters for a pump man. The quarters were heated with steam and had modern plumbing. Outside stairs facing 6th Avenue provided outdoor access to these quarters. The boiler, pump, coal rooms and miscellaneous machinery were all located in the 18' tall basement. The roof of the building was made with composition roofing, and the grounds of the building were completed as soon as the building was finished. Several wells on the property provided water pumped into the water tank and connected to the water line infrastructure that served early residents. The original building contract showed the building cost \$16,922 to construct. The water tower cost approximately \$3,600. A.S. Leffingwell was awarded the contract for window shades. The BIL&P Company submitted the lowest bid and was awarded the contract for coal. Their bid was \$4.56 a mine run or \$5.00 on lump coal which was delivered to the building site.

Over the years, additions and renovations have been made to the original site to address the shifted uses and needs of the property. An addition was added to the east side of the building in 1986. However, the style and size of the addition still allows visibility of the original structure shape, and the east wall is visible from the interior of the addition. The concrete stairs have been replaced, and the handrails have changed in style and shape over the years. The boiler system and the roof have also been replaced or repaired. Lastly, the water tower was demolished in 1989 for safety concerns and to install a parking lot.

CULTURAL SUMMARY:

The structure was originally built as the first City Hall of Brighton. As previously mentioned it housed some of the first mayors and clerks offices, and had a large room for assemblies where dance permits were issued for the youth for \$15 each, and the rear addition housed and stored Fire equipment for the Fire Department. For many years, the building was also known as the City Water Department. The water wells on site were dedicated by Mr. Carmichael who is one of the founding fathers of Brighton. At the time he organized the Brighton water and electric company in 1891, and the water wells, pump and water tower helped to provide much needed water to the residents of Brighton for many years. By 1946, the library moved into the building, and in 1970, the Brighton Public Library became part of the Adams County Public Library. On Aug. 3, 1972 the Brighton Branch of the Library moved to 575 8th Ave. So, in 1976, the building was leased by the city and designated to be used as a Senior Center, when a federal grant was acquired to remodel and furnish this building. Seniors held bazaars and rummage sales to add needed equipment. During the 1980's it became tradition for some members of the senior high school

class to climb the water tower and paint the year of their graduation on the tower. When the tower was no longer in use and thought to be a hazard, it was removed in 1993 and a parking lot to address parking needs. In 1986, another federal grant was issued to construct a kitchen and cafeteria, and was completed the summer of 1986. Over the years, the building housed many senior and community events. Most recently, a new senior center was constructed in the spring of 2011, which prompted the vacancy of the structure. It is currently being used on a temporary basis for city storage and occasional youth events.

PUBLIC INQUIRIES AND INPUT:

The BHPC shall conduct a public hearing at the time, date, and place as published, and shall consider all relevant evidence concerning the proposed designation. Opportunity shall be provided for all interested parties to express their opinions and provide evidence regarding the proposed designation. A notice of the public hearing, regarding the nomination of the subject property, was published in the *Brighton Standard Blade* and posted on the property for no less than fifteen (15) days prior to the date of the public hearing. As of the date this report was published, the Historic Preservation Administrator has not received any formal public inquiries or input regarding this project.

STAFF ANALYSIS AND RECOMMENDATION:

With almost 100 years of use as a public and community building, the structure at 575 Bush Street has historic ties to Brighton residents of all ages. This building relates to geographic heritage by being Brighton's original town hall located in close proximity to other historic structures such as the Adam's County Courthouse and Brighton Armory. It also relates to the cultural and social heritage of Brighton with links to significant persons in Brighton's history such as Daniel Carmichael, William Redding, early government officials, and historic businesses such as Leffingwell and BIL&P Company. Perhaps most importantly, this building has been iconic to the Brighton community for many years as others have memories of the building and its many different uses.

Given the substantial position that the former senior center has held throughout Brighton's history, the building seems an obvious choice for designation as a historic landmark. Staff finds that the nominated property meets the eligibility requirements for the finding of historic significance, as outlined in Section 16-22-30 of the Municipal Code. Staff also finds that 575 Bush Street meets all three categories of significance, Architectural, Historical and Social; and Geographic and Environmental. A resolution to the City Council, recommending approval of the designation of the Brighton Armory, has been drafted for the Commission's review and consideration. *Refer to the attached application questionnaire which provides criteria specific analysis.*

POTENTIAL ACTIONS BY THE HISTORIC PRESERVATION COMMISSION:

The BHPC shall hold the public hearing to review a nomination for designation of a Historic Landmark, and shall make a determination as to the appropriateness of the nomination, according to the standards and criteria adopted. If the nominated cultural resource or district is found to possess historic and/or architectural significance, as determined by the standards and criteria of this Article and rules and regulations, the Commission shall make a recommendation

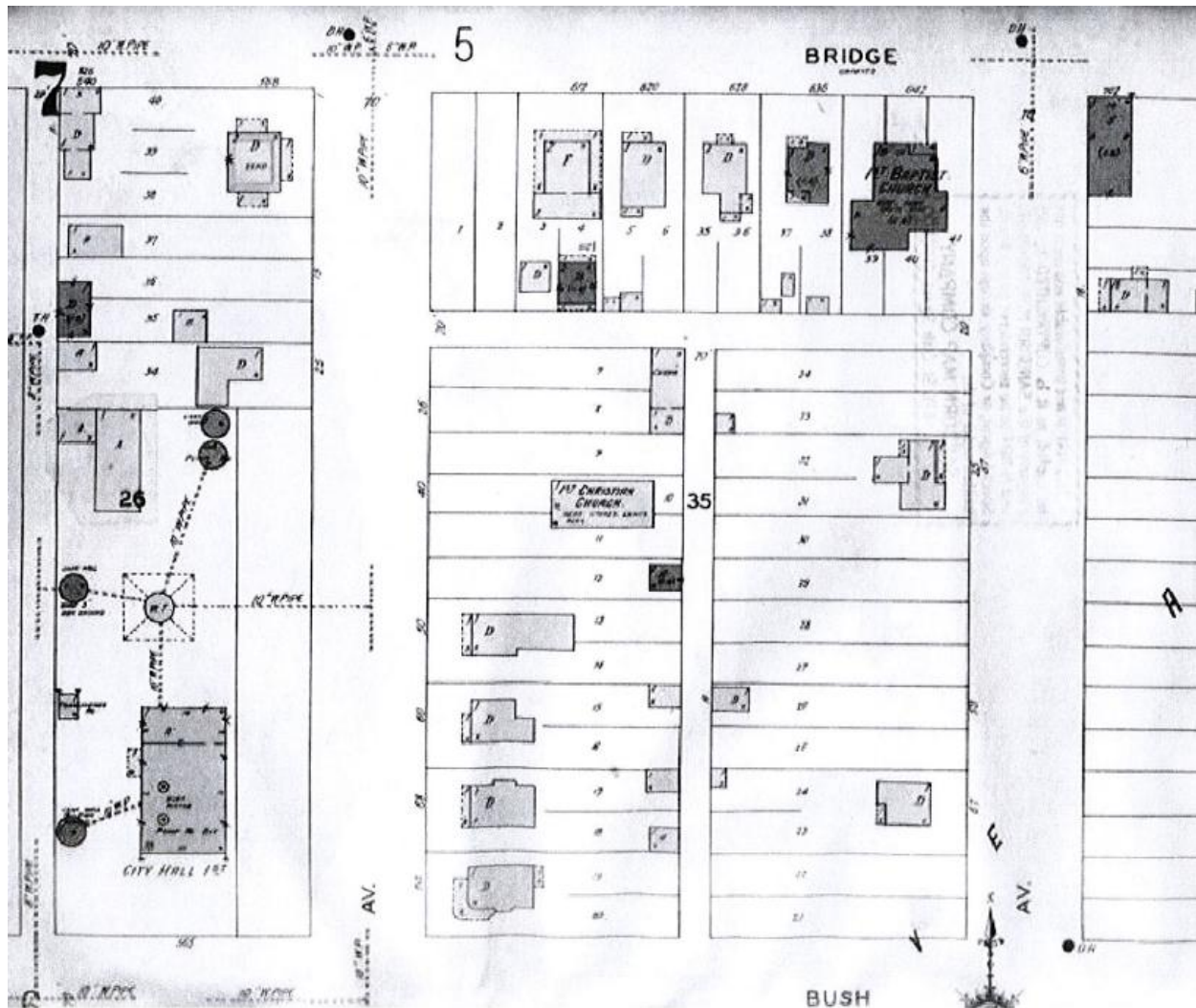
of approval to designate the cultural resource as a Historic Landmark to the City Council. At the close of the public hearing, the Commission shall take one of the following actions:

- Approve the draft Resolution making a recommendation of designation to the City Council.
- Approve the draft Resolution, with specific changes or conditions, making a recommendation of designation to the City Council.
- Continue the public hearing to a date certain, with findings of fact to justify the decision.
- Direct staff to draft a Resolution to recommend denial to the City Council, with specific findings of fact to justify the decision.

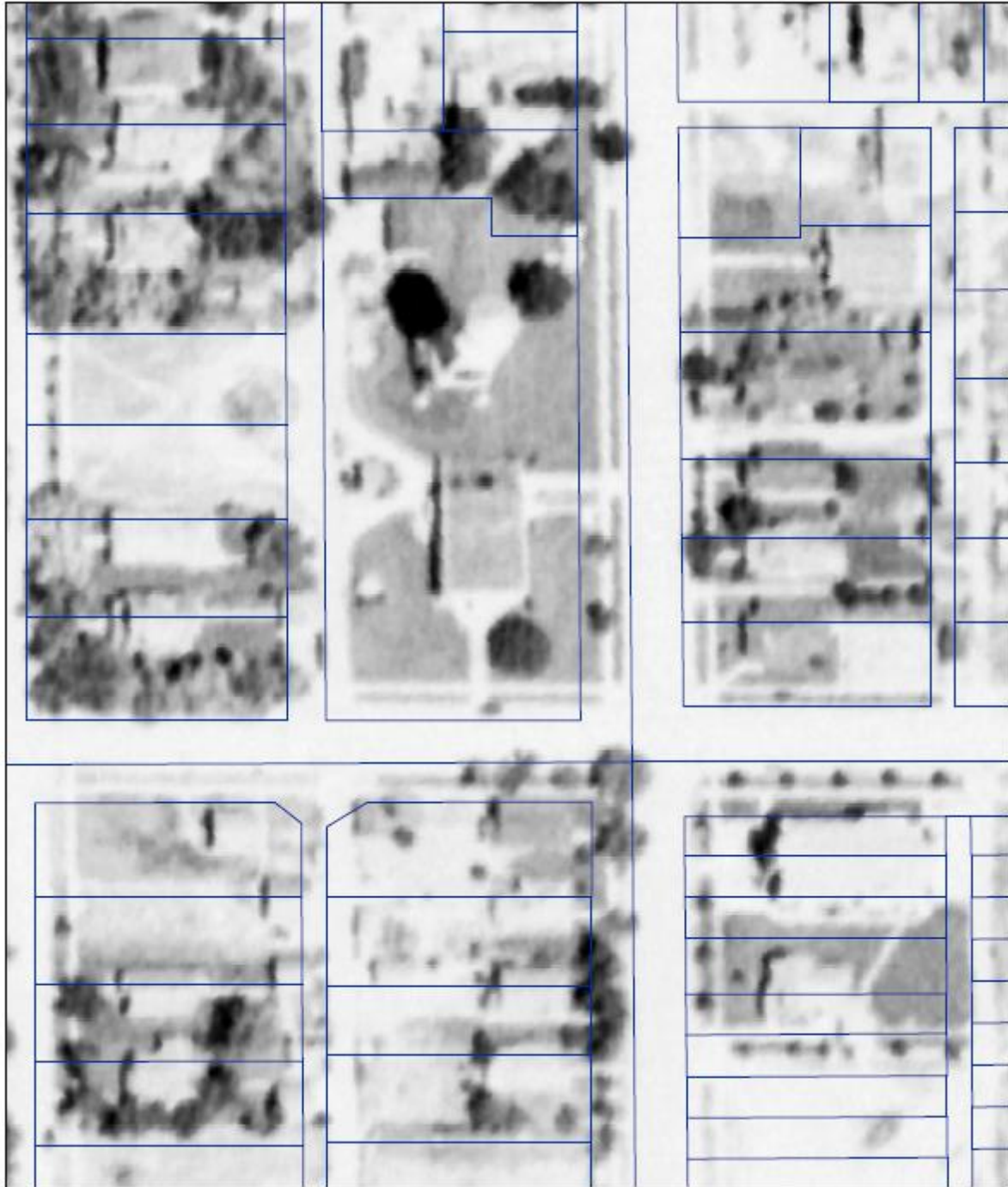
ATTACHMENTS:

- Nomination Application
- Application Submittal Items: aerial photographs and maps, photographs related to the site, and the application questionnaire (specific criteria analysis).
- Adjacent Property Owner Letter & Addresses
- Resolution (draft)

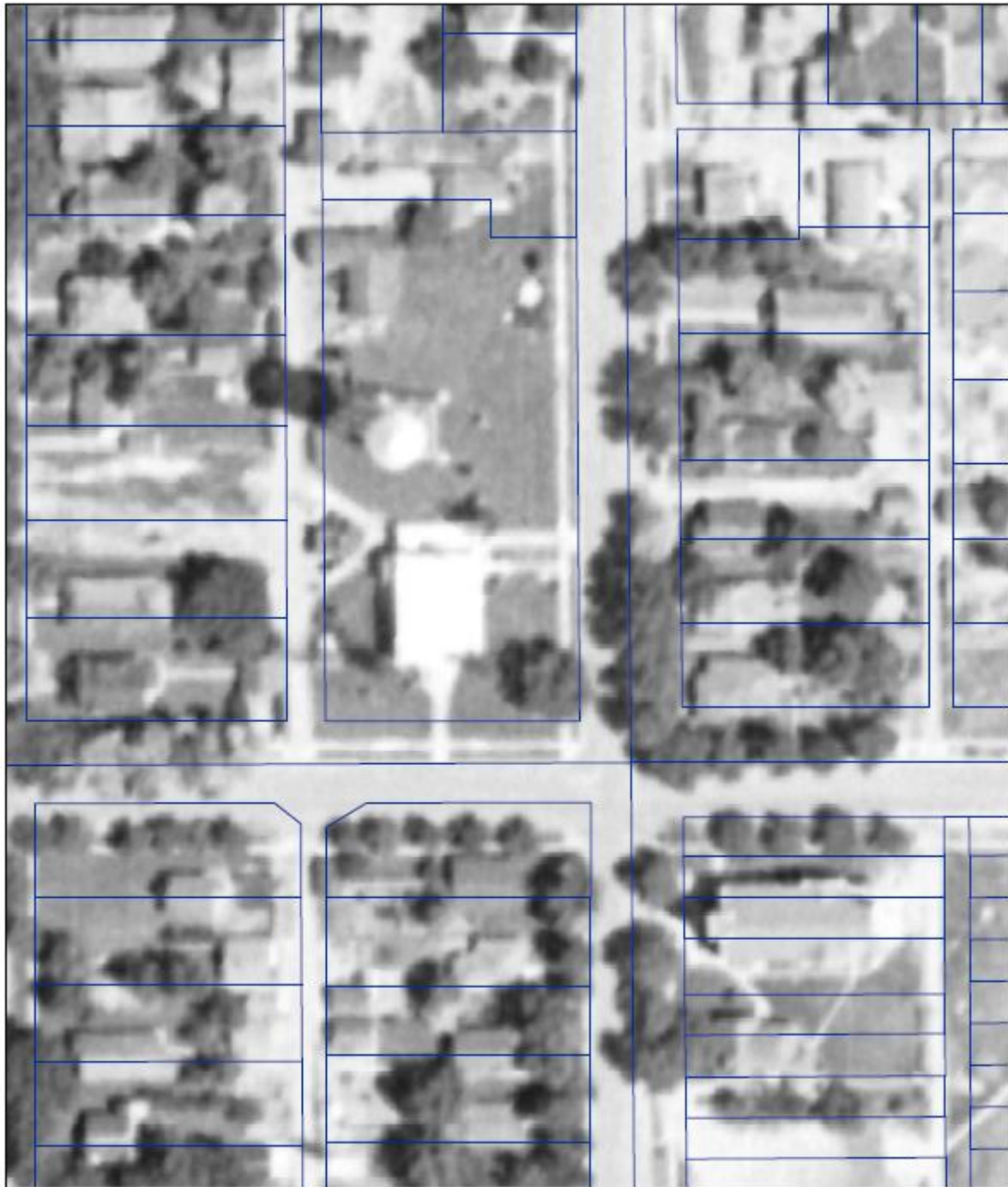
Maps, Aerial Photographs, and Plans Related to the History of 575 Bush Street



This 1928 map demonstrates the wells and water tower in relationship with structure. Note: The existing meter shop is an extension of the original well house in the NE corner of the site. The pump station in the basement of city hall filled the tank from the wells and the 10" pipe from water tower to the pipe in 5th Ave delivered the water at pressure to the city mains. (Email copy provided by Pat Reither from Jim Landeck, Utilities Director for the City of Brighton.)



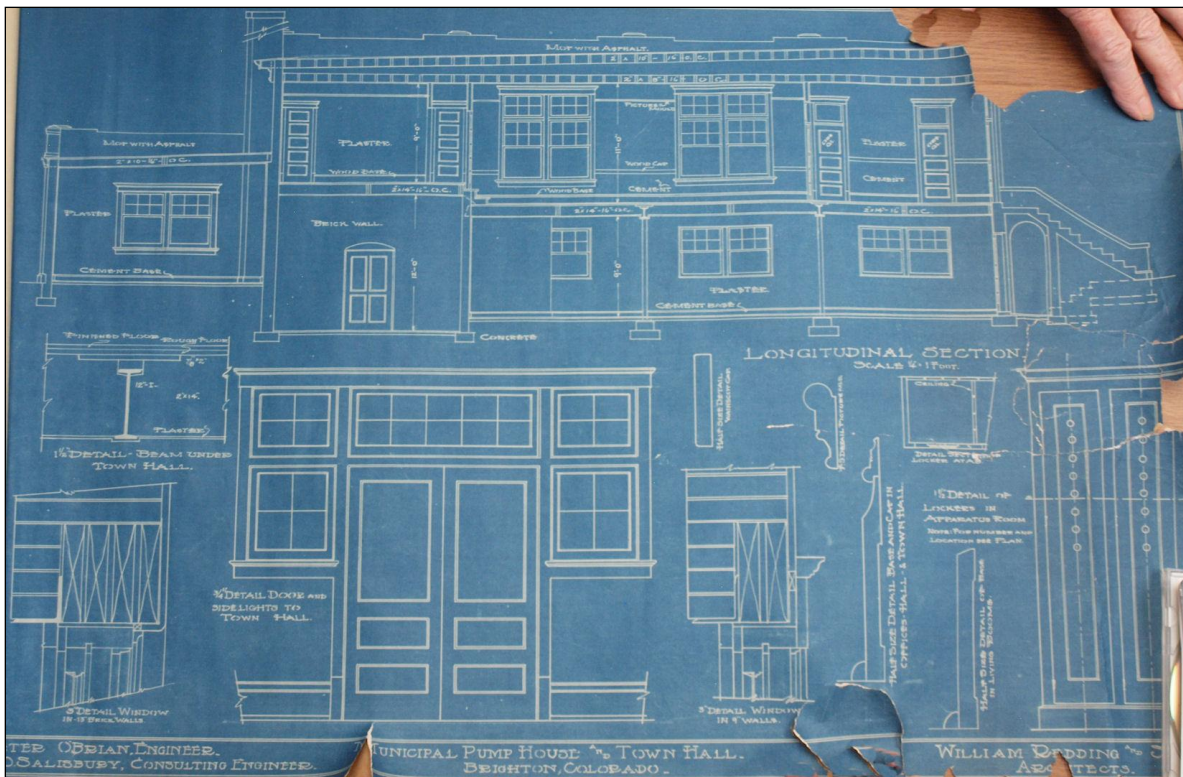
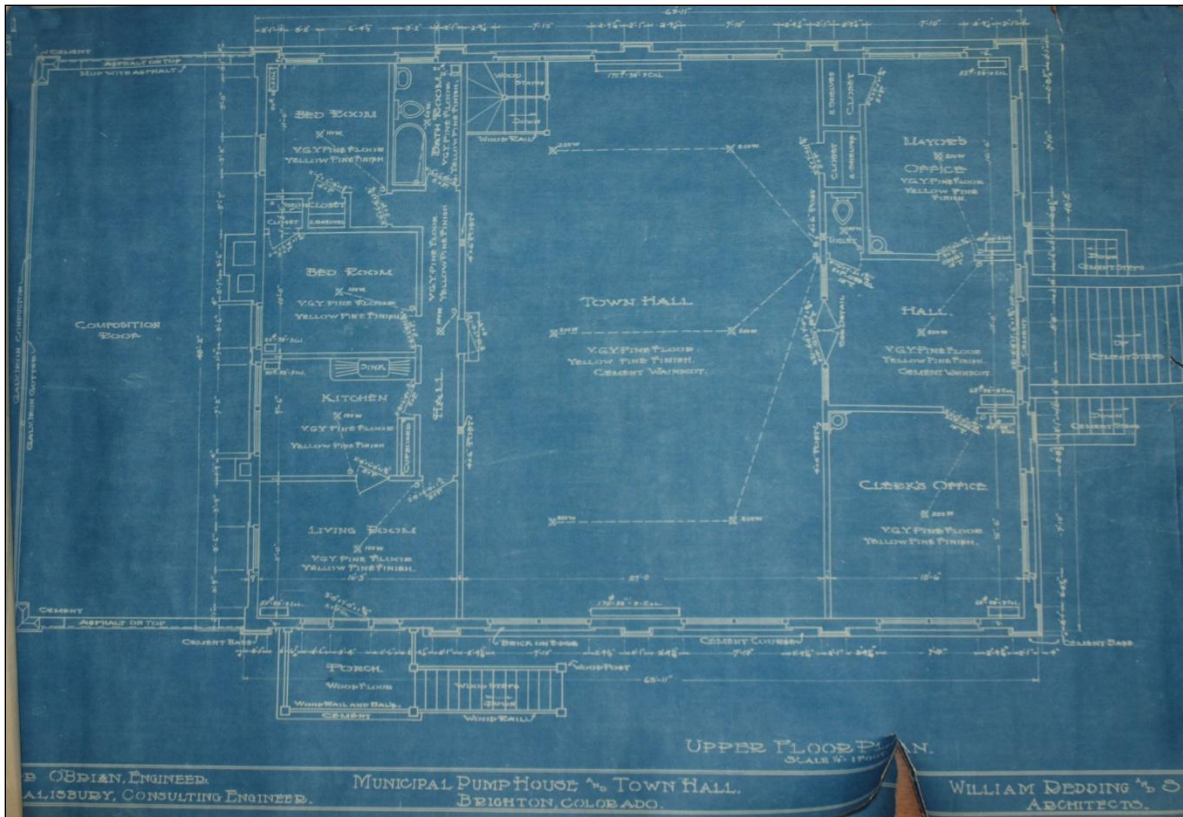
1937 Aerial Photograph



1950 Aerial Photograph

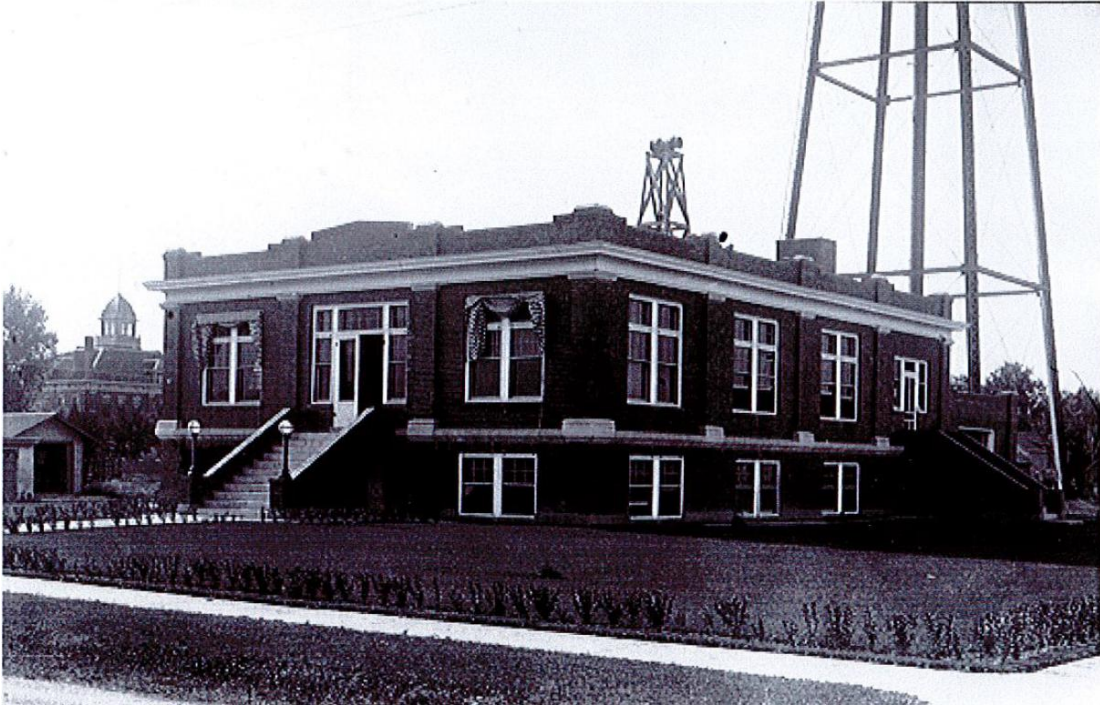


2012 Aerial Photograph



Original Building Blueprints

Photographs Related to the History of 575 Bush Street



Earliest photo of the original structure on file. Dated between 1919 and 1939 (when the copula was removed from the County Courthouse - visible on the left side of the property).



Demonstrates parapet renovations and the water tower on site. Dated between 1939 - 1986



Government officials in front of the structure _ date??



1986 photos of the structure during and after the senior center addition



South Elevation – Present Day



East Elevation – Present Day



West Elevation – Present Day



North Elevation – Present Day

1. Provide a history of the property requesting nomination.

The building at 575 Bush Street was built in 1919 as the first Brighton Town Hall. The building was built from red pressed brick laid in black mortar and trimmed in white terra cotta. The building was 50' x 85' and had a basement that was 1/2 underground and 1/2 above ground. The building was 1 story and faced south.

The architect of the building was William Redding, a local architect from Denver whose is known for other buildings throughout the Colorado and Wyoming. His firm, WM Redding & Son also designed the Hotel Boulderado, a mission revival style building in Boulder Colorado.

The Mayor's and clerk's offices were located in the front of the building facing Bush Street. The walls were painted white and had a rail board. The wall below the rail board was painted pale green. The woodwork throughout the building had a natural wood finish. In back of these 2 rooms was a 20' x 44' room that was used as an assembly hall for public and council meetings. Double windows were placed at each end of the room to insure the best light and ventilation. This room was also finished in white with pale green below the rail board. The floors were polished and perfectly matched the buildings trim work.

Behind the assembly hall space, 4 airy rooms and a bath were included to provide living quarters for a pump man. The quarters were heated with steam and had modern plumbing. Outside stairs facing 6th Ave. provided outdoor access to these quarters. The boiler, pump, coal rooms and miscellaneous machinery were all located in the 18' tall basement.

The roof of the building was made with best quality composition roofing of the time and was guaranteed for 10 years. The grounds of the building were completed as soon as the building was finished and they were beautiful. A flight of cement steps led to the south entrance. An outside entrance to the basement was located under the cement steps. At the rear of the building, on the north side, an addition was constructed to house the fire apparatus.

The original building contract showed the building cost \$16,922 to construct. The water tower cost approximately \$3,600. A.S. Leffingwell was awarded the contract for window shades. The BIL&P Company submitted the lowest bid and was awarded the contract for coal. Their bid was \$4.56 a mine run or \$5.00 on lump coal which was delivered to the building site.

On Feb. 13, 1919, a request was presented to the City Council to allow Brighton's young people to have dancing parties in the assembly room of the new building. It was granted as long as a dance

Questionnaire

Use-By-Right (UBR)

permit was obtained from the town clerk. A \$15 rental fee was charged per dance.

For years the building was known as the City Water Department. In 1946, the library moved into the building. In 1970, the Brighton Public Library became part of the Adams County Public Library. On Aug. 3, 1972 the Brighton Branch of the Library moved to 575 8th Ave.

During the 1980's it became tradition for some members of the senior class to climb the water tower and paint the year of their graduation on the tower. Since the tower was no longer in use and thought to be a hazard, it was removed in 1993 and a parking lot replaced the tower.

In 1976, the building was leased by the city and designated to be used as a Senior Center. A federal grant was acquired to remodel and furnish this building. Seniors held bazaars and rummage sales to add needed equipment. In 1986, another federal grant was issued to expand the facility and was completed the summer of 1986. A kitchen and cafeteria were added along with a community room.

**2. Which of the following categories are met by the property or district being nominated?
(Check all of the following that apply, and respond to each criteria as applicable.)**

☒ 1) Architectural category

☐ Exemplifies specific distinguishing characteristics of an architectural period of style.

Insert Response:

☒ Is an example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally or locally.

The architect for this building was Mr. Michael Redding and his RM Redding & Son Firm based in Denver. Mr. Redding was the architect for the nationally registered Boulderado Hotel in Boulder, Colorado.

☐ Demonstrates superior craftsmanship or high artistic value.

Insert Response:

☐ Contains elements of architectural design, detail, materials, constructions or craftsmanship which represent as significant innovation.

Insert Response:

☐ Evidences a style particularly associated with the Brighton area.

Insert Response:

☒ 2) Social and historic category

☒ Is the site of an historic event that had an effect upon society.

This is the site of Brighton's original historic city hall

Questionnaire

Use-By-Right (UBR)

<input checked="" type="checkbox"/> Exemplifies cultural, political, economic or social heritage of the community.
<p><i>This building was originally built as Brighton's first city hall, it has also contributed to Brighton's history as the water facility, city library, and senior center in years past. It has historically been a community structure throughout Brighton's history.</i></p>
<input type="checkbox"/> Represents a built environment of a group of people in an era of history.
<p><i>Insert Response:</i></p>
<input checked="" type="checkbox"/> Has significant character, interest or value, as part of the development, heritage or cultural characteristics of the City, State or Nation.
<p><i>The wells on the land were dedicated by Daniel Carmichael, a founding father of Brighton. Among many other important contributions to the development of the City, he initiated the Brighton Water and Electric Company Co in 1891 and the wells and water tower on site where a large part of the first public water source for Brighton.</i></p>
<input checked="" type="checkbox"/> Has an association with a notable person or the work of a notable person.
<p><i>Refer to previous descriptions of Mr. Carmichael and Mr. Redding. In addition, this building housed the offices of Brighton's City Hall. The work of many Mayors, City Councils and Clerks, and other City staff took place here.</i></p>
<input checked="" type="checkbox"/> 3) Geographic and environmental category
<input checked="" type="checkbox"/> Enhances a sense of identity of the community
<p><i>This building has been considered a central community building for many years. First, serving as the town hall of Brighton, secondly as the water treatment plant (the adjacent water tower has been demolished but was iconic to Brighton's history), as a public library, and lastly with the senior center as the gathering point of Brighton's senior community for many years.</i></p>
<input type="checkbox"/> By being a part of, or related to, a square, park or other distinctive area which should be developed or preserved according to a plan based on an historic, cultural or architectural motif.
<p><i>Insert Response:</i></p>
<input type="checkbox"/> Is unique in its location of singular physical characteristics.
<p><i>Insert Response:</i></p>
<input type="checkbox"/> Possesses unique and notable historic, cultural or architectural motifs

Questionnaire

Use-By-Right (UBR)

Insert Response:

☒ Is an established and familiar mutual setting or visual feature of the community

As previously mentioned this building has been central to the community of Brighton. The proximity of the structure to other iconic Brighton structures, such as the Adams County Courthouse, also contribute to the historical contribution of this structure.

3. Has the property been remodeled or changed since its original construction? If so, please describe (or attach), in as much detail as possible, a chronological list of all alterations made to the subject property or district.

Addition – 1986; Kitchen and Cafeteria were added to the east side of the building. The building permit was approved 3/18/86, and the CO was issued 8/11/86. Files indicate that the work was valued at \$321,900 at the time of construction. A variance was also issued by the City to waive the side setback requirement, and allow the addition to be built to the property line (along the East Side).

The concrete stairs were removed and replaced in the 1989, and the boiler system was replaced in 1991 for a baseboard radiation system with new piping.

Water Tower – Permit to demolish the tower was approved in December of 1993. Correspondence from the City regarding concern for the safety of the structure, and possible danger to surrounding residences. An estimate to reinforce the structure is also included in the files.

The main building was re-roofed in September 2013 with membrane roofing. No indication of previous material type found on permit. The parapets surrounding the roof hide the material type, so there is no visible impact to the structure.

4. If this application is for the nomination of a district, please additionally answer the following questions below:

a) How is the boundary of the proposed district defined? In other words, how was the proposed boundary determined to be appropriate?

Insert Response:

b) Provide a list below (or attached) indicating the properties within the district, and their contribution to the district as a: noncontributing; contributing; historically significant; or an exceptionally significant resource. Note: this should also be demonstrated visually on the Boundary Description Map submittal item.

Insert Response:

c) Have you had any communication with the district property owners whom have NOT

Questionnaire
 Use-By-Right (UBR)

<p>consented to the nomination? If so, please provide a list of those persons, their property, and a general summary of the communication exchange.</p>
<p><i>Insert Response:</i></p>
<p>5. Provide a bibliography referencing all materials used in this document to justify the designation. Please include all books, articles, web sites, and other sources used in responding to this questionnaire.</p>
<p><i>A majority of the information contained in this questionnaire was received from and compiled by Pat Reither, Historic Preservation Commissioner, Professional. Additional information was found from the City of Brighton, 575 Bush Street building permit file.</i></p>
<p>6. Is there any additional information regarding the nomination that you would like to communicate? If so, please provide it in the space below.</p>
<p><i>Insert Response:</i></p>

February 24, 2014

Dear Property Owner:

I am writing this letter to inform you of an upcoming public hearing, which you may be inclined to attend. The hearing provides citizens, especially adjacent landowners such as yourself, the opportunity to voice their opinion on the proposed project to the approving body. This application was originally scheduled for a public hearing with the Historic Preservation Commission on February 13, 2014. However, the Commission was notified that the sign posting on the property posted the incorrect location of the Hearing. In response to this information the Commission continued their decision in order to properly notify the public of the hearing. The following is some basic information which pertains to the project and the future hearing.

Application Type: **Historic Landmark:** Enacts certain physical design guidelines in order to protect the existing structure as a significant cultural resource.

Summary: The existing structure was built in 1919, and was the first building built specifically for the City of Brighton. It has 95 years of public use for the City and connections to various persons significant to Brighton and Colorado's past.

Location/Site Plan: 575 Bush Street – Generally located on the northwest side of Bush Street and 6th Avenue.

Reviewing Body: The Historic Preservation Commission makes a recommendation to the City Council after the Public Hearing (details below) has been held.

Public Hearing: **March 13, 2014 at 6:00 pm**
Hearing Chambers (3rd Floor of Historic City Hall)
22 South 4th Avenue, Brighton CO 80601

Official Notice Publication: February 26, 2014 edition of the Brighton Standard Blade

City Staff Project Manager: Aja Tibbs, Long Range & Historic Preservation Planner
(303) 655-2015
atibbs@brightonco.gov

Additional Info: A City Council public hearing will also be held following the Commission's recommendation, but the date and time of the hearing is to be determined following the Commission's review. A sign will be posted on the property prior to the City Council hearing should you wish to attend. Also note that these hearings have no impact on the proposed or existing use of the structure: they are strictly to provide an evaluation of the historic resources on the property.

Please do not hesitate to contact me if you have any questions on this project or if you are unable to attend this hearing but would like to submit comment into the record. Thank you for your time.

Sincerely,

Aja Tibbs
Long Range & Historic Preservation Planner

Property Owners	Mailing Address			Property Address
HAGEL LAURON F AND HAGEL BONNIE F	26 S 5TH AVE	Brighton	80601	
MILLER MICHAEL A AND KRING ROBIN ANN	34 S 5TH AVE	Brighton	80601	
GRAVES DIANA AND OSTER STANLEY G AND CAROL S	26 S 6TH AVE	Brighton	80601	
OCKER TIMOTHY W AND WENDY R	50 S 6TH AVE	Brighton	80601	
GRAVES DIANE AND OSTER CAROL	25 S 6TH AVE	Brighton	80601	
QUINN RICHARD H	40 S 6TH AVE	Brighton	80601	
KINZIE HAROLD L AND KINZIE VIRGINIA LEE	60 S 6TH AVE	Brighton	80601	
KITZMAN DEENAN R	4201 E 94TH AVE APT A	THORNTON	80229	68 S 6TH AVE
WELSH BILLIE JEAN AND WELSH ROSS A	52 S 5TH AVE	Brighton	80601	
YOUNG GERALD G AND YOUNG JANICE A	68 S 5TH AVE	Brighton	80601	
BROGDEN STEVEN AND BRODGEN SARAH	38 S 5TH AVE	Brighton	80601	
ANDERSON MARK D AND ANDERSON REBECCA A	76 S 6TH AVE	Brighton	80601	
REDEEMER BIBLE CHURCH INC.	992 S 4TH AVE UNIT 100	Brighton	80601	102 S 5TH AVE
THE ARCHDIOCESE OF DENVER AS TRUSTEE FOR ST AUGUSTINE	1300 S STEELE STREET	DENVER	80601	101 S 6TH AVE
CARROLL LAWRENCE L K JR	76 S 5TH AVE	Brighton	80601	
ST AUGUSTINE PARISH C/O DONNA M BARR	1300 S STEELE STREET	DENVER	80210	102 S 6TH AVE

**RESOLUTION
HISTORIC PRESERVATION COMMISSION**

**A RESOLUTION OF THE CITY OF BRIGHTON HISTORIC PRESERVATION
COMMISSION RECOMMENDING APPROVAL OF A NOMINATION TO
DESIGNATE 575 BUSH STREET (FORMER SENIOR CENTER) AS A HISTORIC
LANDMARK.**

RESOLUTION NO. _____

WHEREAS, pursuant to the laws of the State of Colorado, there was presented to and filed with the City of Brighton, Colorado, an application for nomination (the "Application"), by the Brighton Historic Preservation Commission (the "Applicant"), to designate, as a historic landmark, 575 Bush Street (Former Senior Center), located on lots 21 through the southern 286 feet of lot 33, Block 26, of the Walnut Grove Second Addition Subdivision, (the "Property"); and

WHEREAS, the Applicant obtained consent to the nomination by the owner of the Property, the City of Brighton (the "Owner"); and

WHEREAS, a notice of the public hearing, regarding the nomination of the subject property, was published in the *Brighton Standard Blade*, and posted on the property for no less than fifteen (15) days prior to the date of the public hearing; and

WHEREAS, on March 13, 2014, the Historic Preservation Commission held a public hearing to consider the nomination of the Property for designation as a historic landmark; and

WHEREAS, the Historic Preservation Commission finds that the Property is at least fifty (50) years old and satisfies at least one (1) criterion from each of the Eligibility Categories, as delineated in Section 16-22-30, Eligibility for Designation of a Historic Landmark or Historic District, of the *Brighton Municipal Code*; and

WHEREAS, the Historic Preservation Commission has reviewed the Application to nominate 575 Bush Street (Former Senior Center) as a historic landmark and finds and declares that the proposed designation will not be detrimental to the future development of the area, or the health, safety, or welfare of the inhabitants of the City of Brighton; and

WHEREAS, the Historic Preservation Commission finds that the designation of 575 Bush Street (Former Senior Center) as a historic landmark will, through preservation and protection, enhance the use of this cultural resource and will contribute to the artistic, social, economic, political, architectural and historic heritage of the city for the benefit of the inhabitants of the City of Brighton.

NOW THEREFORE, BE IT RESOLVED that the Brighton Historic Preservation Commission does hereby find that 575 Bush Street (Former Senior Center) possesses historic significance and recommends, to the City Council, approval of the nomination to designate the 575 Bush Street as a historic landmark.

***RESOLVED*, this 13th day of March, 2014.**

**CITY OF BRIGHTON, COLORADO
HISTORIC PRESERVATION COMMISSION**

Joseph Burt, Chairperson

ATTEST:

Sheryl Johnson, Senior Administrative Assistant



HISTORIC PRESERVATION COMMISSION

Staff Report

Monthly report on staff activity related to and involving Historic Preservation items.

Date Prepared: February 27, 2014

Date Presented: March 13, 2014

Prepared By: Aja Tibbs, Long Range & Hist. Pres. Planner

Reviewed By: Jason Bradford, Planning Manager

Aja Tibbs, Long Range & Historic Preservation Planner

3/13/2014

HISTORIC PRESERVATION COMMISSION

Staff Report

HISTORIC SITES:

575 Bush Street - Former Senior Center:

Staff time was spent this month revising the packet for the hearing and sending notice for the continuation this evening. Refer to staff report for additional information.

Chamber of Commerce Event:

Ms. Yvette Martinez with the Chamber of Commerce is organizing an event this September which will involve a historic walking tour of the downtown. She contacted staff this month to see what information we might be able to provide to help them prepare for the tours. Our current walking tour brochure has three properties in the downtown area, but there are many more with significance. If anyone would like to help to compile information for this event, please contact Aja after the meeting.

GRANTS & SURVEYS:

Resource Survey Progress Update

Work is progressing with research on the properties. The state has received the initial two research forms and returned minor comments. Deon specifically asked that anyone with personal contacts for any of the survey properties to please provide those to her as soon as possible. They will be extremely helpful in getting access to the properties quickly. You may contact Deon via email at deon@threegables.net or by phone at 303-258-3136.

CODE / REGULATIONS:

Commissioner Term Limitations:

The City Council reviewed and approved the code amendment to remove term limitations for professional members at the February 14th meeting. A second reading is needed before the code amendment is final, which is scheduled for March 4th.

CLG INSPECTION:

Inspection Results & Recommendations:

Mr. Dan Corson thanks the commission for his warm welcome at the previous commission meeting on March 13, 2014. From his time here he made a few comments and suggestions via email regarding all that he found during his time here. I have attached a copy of the two emails received for your reference. As directed by the Commission, staff may proceed with any of the suggested changes.

PERMITS:

No demolition permits were submitted in the month of February.

OFFICE HOURS:

419 S 8th Avenue:

During the February 20th office hours, Ms. Elizabeth Mae came by to inquire after the potential designation of 419 S. 8th Ave. During her time in the office we researched Adam's County website records which indicated that the building was constructed in 1918 within the Haas Re-subdivision of Brighton Gardens. The plat was approved just one year beforehand, in 1917. The property was not surveyed with our 1928 Sanborn map, but the City map on the front shows the property just within the corner of Brighton City Limits at the time.

Staff provided her with an application to designate, and discussed the information needed for designation. Lastly, they discussed ways to research the property to determine what the history of the property might be, and if it might meet the designation criteria. Commissioner Pat Reither later researched the property with old phone book listings, and provided that information to the applicant by phone.

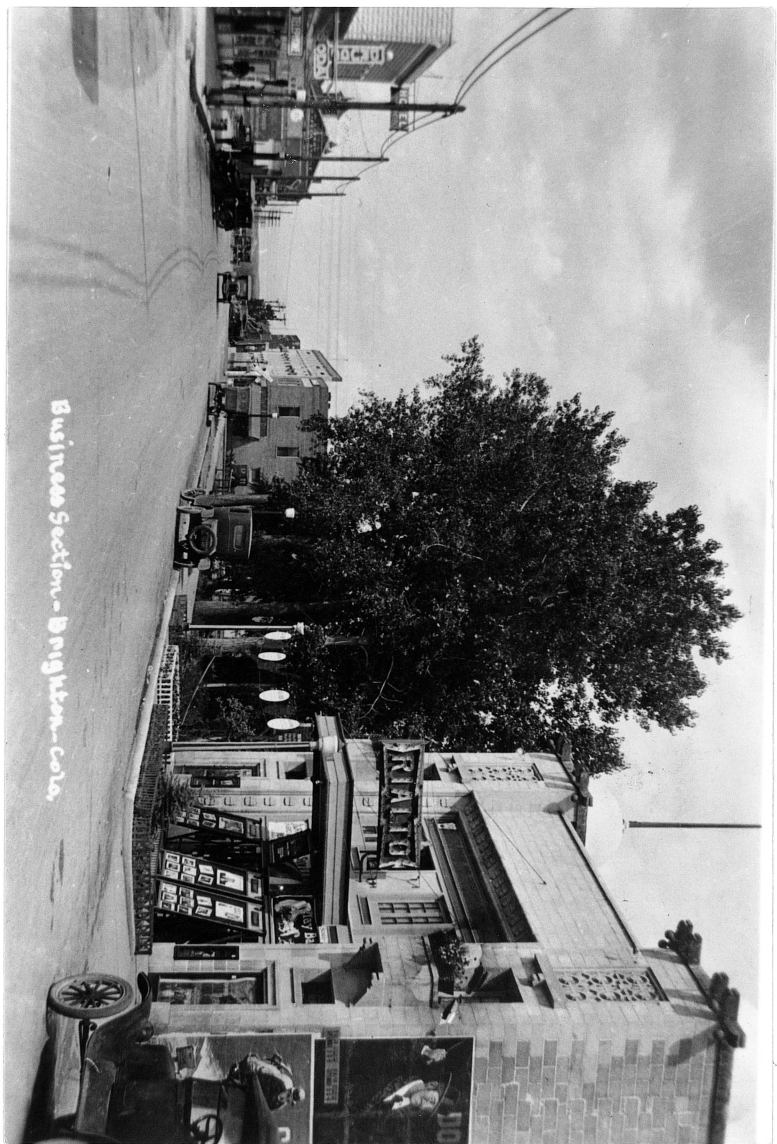
Photo Donation:

During the February 13th office hours, Mr. Harlow Leeper came in to donate three photos that he had found in his late Aunt's house. She had lived in Brighton many years, and he wanted to give them to someone that could use them. A copy of the photos has been attached for your reference (and enjoyment).

ATTACHED:

- CLG Inspection Comments, Dan Corson
- Donated Photographs

Business Section - Brighton - Colo.



Main St. - Business Section - Brighton - Colo.



Business Section - Brighton - Colo.